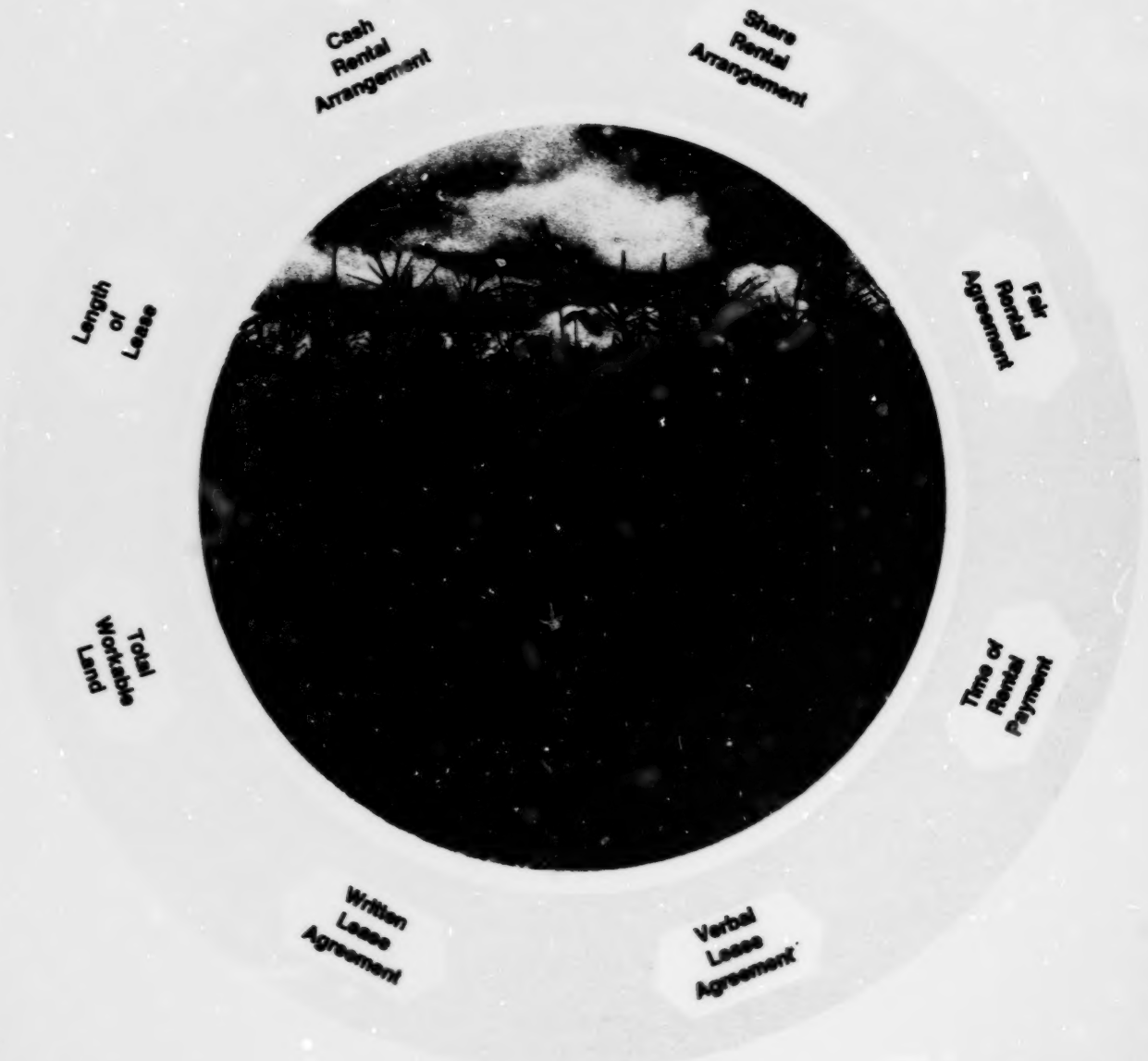
Economics Information

Ontario

FARM RENTAL ARRANGEMENTS IN ONTARIO, 1982



ECONOMICS BRANCH

ONTARIO MINISTRY OF AGRICULTURE AND FOOD
LEGISLATIVE BUILDINGS, TORONTO, ONTARIO, M7A 1A6

84- 4428 .

ACKNOWLEDGMENTS

The information in this report was summarized from questionnaires voluntarily returned by a large number of farmers across Ontario who answered questions on their rental arrangements for 1982.

Special acknowledgments are due to Susan Davidson and other members of Statistics Canada for their help in preparing the questionnaire and selecting the sample; and to staff members of the Economics Branch for their guidance and assistance in preparing, collecting, computerizing and analyzing the data.

Cover photograph: Courtesy Agripress Canada Limited, Hensall, Ontario.

ECONOMICS INFORMATION

FARM RENTAL ARRANGEMENTS IN ONTARIO, 1982

by
G.A. Fisher

Economics Branch
Ontario Ministry of Agriculture and Food
Legislative Buildings, Queen's Park
Toronto, Ontario M7A 1B6
September 1983

ISBN 0-7743-8974-5

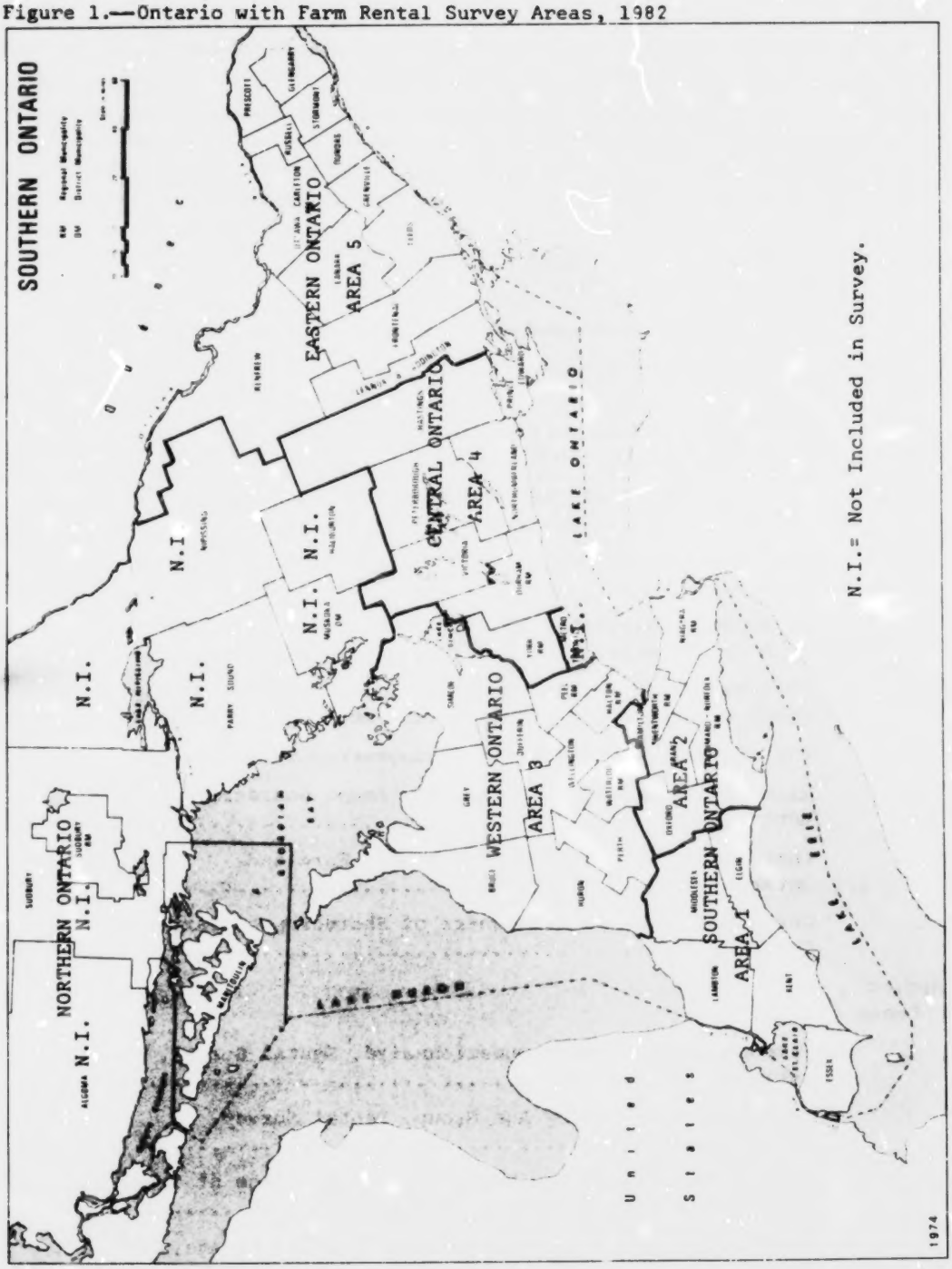
TABLE OF CONTENTS

	Page
SUMMARY	vi
INTRODUCTION	1
Purpose	1
Methods	2
Farmland Renting in Ontario	3
CASH RENTAL ARRANGEMENTS	5
Cash Rented Land	6
Distribution of Owned and Rented Land	7
Land Tenure by Age of Operator	7
Cash Rental Agreements	8
Rented Farmland	13
Owners of Cash Rented Land	13
SHARECROP RENTAL ARRANGEMENTS IN ONTARIO	14
Sharecrop Tenants by Age Group	16
Sharecropped Farmland	17
Sharecrop Rented Land	18
Landowners of Sharecropped Land	19
APPENDIX	21
REFERENCES	26

LIST OF TABLES

Table		*Page*
1.	Farmer Response to Mail-Back Questionnaire, Farm Rental Arrangement Survey in Ontario, 1982	2
2.	Rented Farmland as a Percentage of Total Farmland by County or Regional Municipality of Ontario, by Census Year 1961-1981	4
3.	Cash Rental Rates Paid per Hectare by Area of Ontario, 1982	5
4.	Cash Rental Rates Paid per Hectare According to Crop Grown, Ontario, 1982	6
5.	Land Tenure, Cash Land Renters, by Area, Ontario, 1982 ..	7
6.	Land Tenure by Age of Operator, Cash Land Renters, Ontario, 1982	8
7.	Major Farm Income Enterprises by Age Group, Cash Land Renters, Ontario, 1982	9
8.	Characteristics of Cash Rental Agreements, by Area, Ontario, 1982	10
9.	Soil Characteristics on Cash Rented Farmland by Area, Ontario, 1982	11
10.	Landowner Characteristics for Cash Rented Farmland, by Area, Ontario, 1982	12
11.	Information on Agreements and Landlord's Share of Input Costs by Type of Sharecrop Arrangement, Ontario, 1982 ...	14
12.	Age of Tenant by Sharecrop Arrangement, Ontario, 1982 ...	16
13.	Major Income Earning Enterprises Among Sharecrop Renters, Ontario, 1982	17
14.	Characteristics of Sharecrop Rented Farmland, Ontario, 1982	18
15.	Characteristics of Landowners of Sharecropped Farmland, Ontario, 1982	19
Appendix Table		
1.	Response to Mail-Back Questionnaire, Rental Survey, Ontario, 1982	21
2.	Land Area Operated by Age Group, Rental Survey, Ontario, 1982	23
3.	Average Land Value per Hectare and Percentage of Total Farmland Rented, by County, Ontario, 1981	24
4.	Farm Operators of All Farmland in Ontario, by Age, 1981	25

Figure 1.—Ontario with Farm Rental Survey Areas, 1982



SUMMARY

Interest in farmland rentals has increased in recent years due to the increasing amounts of capital required to own farmland and to finance yearly farm operations.

A survey of farm rental arrangements was conducted across Ontario in 1982 using a mail-back questionnaire. This survey was conducted to determine cash rental rates being paid and the major sharecrop rental arrangements being used including type, length, payment schedules for agreements, and information on lands rented, tenants and landlords.

There was a good response to the survey with an answer from 63 percent of those surveyed. After eliminating replies that were incomplete and that reported no land rented, 74 percent of the respondents (575) were used in the analysis.

The average survey cooperator renting land farmed a total of 155 hectares of which 74 hectares (48 percent) were owned and 81 hectares (52 percent) were rented. The area of rented land per farmer on survey ranged from a low of 41 hectares in eastern Ontario to a high of 102 hectares in southern Ontario, Area 2.

Cash rental arrangements predominated in all five survey areas of Ontario with over 500 farmers reporting the use of this method of renting land. Sharecrop arrangements were popular only in southern Ontario, Area 1, with small numbers occurring in southern Ontario, Area 2 and western Ontario, Area 3.

Dairy, beef, and cash grains together accounted for 78 percent of the major income-earning enterprises for those farmers using cash rentals. In comparison, cash grains alone accounted for about 70 percent of the major income-earning enterprises for those using sharecrop rental arrangements.

In spite of the advantage of obtaining land through renting without the investment of owning it, a low percentage of the tenants in the 25 years and under age group reported either cash or sharecrop renting.

The majority of both cash and sharecrop rental agreements were for a period of 1-2 years and were verbal. For cash rental arrangements, payment schedule averaged 27 percent before planting, 11 percent between planting and harvest, and 62 percent after harvest.

The landlord's occupation for all survey areas was led by nonfarmers at 59 percent, followed by retired farmers at 26 percent, and farmers still farming at 15 percent.

Eighty-five percent of all land cash rented was from nonrelatives.

Sharecrop rentals were the most frequent in southern Ontario, Area 1 which accounted for 58 percent of the 105 farmers reporting the use of these arrangements. Southern Ontario, Area 2 reported 16 and western Ontario, Area 3 had 23 farms reporting the use of share rental arrangements. There were only five share rental arrangements reported for both central Ontario, Area 4 and eastern Ontario, Area 5.

The most popular share rental arrangements, 1/3-2/3, 2/5-3/5, and 1/2-1/2, accounted for 89 percent of all share rentals reported. Share rental arrangements are considered 'fair' when the landlord and tenant share the variable input costs in the same proportion as the crop yields. The percentage of the landlords who paid their share of crop inputs under the 1/3-2/3 arrangement was low for the major inputs such as seed, sprays, and fertilizer. In comparison, under the 1/2-1/2 arrangement almost all landlords paid their 50 percent share of costs for these three inputs. Similarly, for the 2/5-3/5 share all landlords paid their 40 percent of fertilizer costs and the number who paid their share of seed and spray costs was also high.

As the landlord's share of the crop increased, the percentage of tenants who consulted with them about crop management also increased. While the 1/3-2/3 and 2/5-3/5 share arrangements showed that 51 percent of the tenants consulted with their landlords, this percentage rose to 76 percent for the 1/2-1/2 group.

INTRODUCTION

Interest in renting farmland has increased in recent years due to the increasing amounts of capital required to own land and to finance yearly operations. A rental agreement makes it possible to acquire operating control of land resources without the investment required in the case of outright ownership.

The reasons for renting land may vary, but in almost all instances the person renting the land has to pay for this privilege. Questions frequently asked by renters, landowners, and extension personnel are:

1. What type of agreement is best suited to a paticular farm situation?

2. How do we determine whether the conditions proposed in the rental agreemnt are fair? and

3. Should we consider a cash or a sharecrop rental agreement?

In the past, most rental agreements in Ontario have been strongly influenced by local customs and traditions. Research has also shown that unimproved land in a given area has generally commanded the same cash rental rate as good land.[1] Renters with higher managerial abilities usually rent the best land available in an area while landlords in turn seek the best tenants to farm their land. This situation leads to the conclusion that good tenants are generally in command of the better land in an area, while tenants with fewer resources and lower managerial abilities are forced to rent poorer land. In spite of these tendencies, it is felt that the customary practices in force for so many years fail to recognize fully the productivity of different farms and the contributions which both landlords and tenants can and do make.

Therefore, the relative contributions made by the landlord and the renter must be considered in analyzing the 'fairness' of any rental agreement. That is, the landlord's land, its improvements and his contributions versus the renter's labor, equipment, and proven managerial ability in operating a farm must be compared when a rental agreement is made.

PURPOSE

The purposes of the study on farm rental arrangements were:

1. To determine cash rental rates being paid in different areas of Ontario, and in the case of sharecrop arrangements, the contributions made by both landowner and renter in relation to the share of the crop received;

2. To determine the arrangements followed in both cash and

---

[1] Peter Ysselstein, *Impact of Leasing on Agricultural Productivity in Selected Areas of Southwestern Ontario.* (Master's thesis, School of Agricultural Economics and Extension Education, University of Guelph, Guelph, Ontario, 1982.)

sharecrop rentals regarding length of lease, type of agreement, time of payments and other obligations, if any, by both parties to the rental agreement;

3. To report other characteristics about rental agreements, such as who rents the land, who it is rented from, predominant soil types, and drainage; and

4. To provide information on rental arrangements that may be used by farmers, landowners, and extension personnel to assist them in making sound management decisions concerning the rental of farmland in Ontario.

METHODS

Staff members from Statistics Canada assisted in selecting a sample of farms throughout Ontario. For each county and regional municipality to be surveyed, a sample of names was selected based on the total number of farmers in each county. This method of sample selection resulted in a sample with 1243 names on the survey list. All counties and regional municipalities of southern Ontario were represented in the sample, except the districts of Parry Sound, Haliburton and Muskoka, and the area of Metrololitan Toronto.

The survey consisted of a mail-back questionnaire. There were 781 replies received for a response rate of nearly 63 percent. Of this total, 575 or 74 percent of the respondents stated they used cash and/or share rent and 18 percent or 143 indicated that they were not renting land in 1982. Of the questionnaires not used, 6 percent or 45 were incomplete and 2 percent or 18 were returned due to address changes. For summary and analysis, 575 responses were used (Table 1).

Table 1.—Farmer Response to Mail-Back Questionnaire, Farm Rental Arrangement Survey in Ontario, 1982

	Survey area					
	1	2	3	4	5	Total
	number					
Surveys:						
Sent	313	214	392	182	142	1243
Received	208	141	240	101	91	781
Responses:						
Cash rent	101	91	142	78	58	470
Sharecrop	29	5	6	-	-	40
Cash & share	32	11	17	2	3	65
Total	162	107	165	80	61	575
Not used:						
Not renting	37	18	47	16	25	143
Incomplete	5	12	21	4	3	45
Returned in mail	4	5	7	-	2	18

NOTE: A complete breakdown for each county and regional municipality of each survey area is given in the Appendix.

The areas of Ontario surveyed in this study correspond to the regions appearing in Publication 20, *Agricultural Statistics for Ontario,* with the exception of the southern region which was divided into two parts (see map). All questionnaires were returned to the Economics Branch in Toronto where they were checked and prepared for computer summation and analysis.

Land that was cash-rented was analyzed by area of Ontario. There were not enough sharecrop rental responses to allow an analysis by area. Therefore, the information presented on sharecrop rental arrangements is for the Province as a whole.

While the response was not as high as hoped for, it is good enough to give an indication of the conditions and arrangements under which cash and sharecrop rental agreements are made across Ontario.

FARMLAND RENTING IN ONTARIO

The amount of farmland rented in Ontario has been increasing. Over the years there have been many reasons for renting farmland. One prominent reason has been the increasing economic constraints brought about by high interest rates which has caused more farmers to rent farmland in place of outright land purchases. Other reasons include:

1. A desire by family members to keep the farm in the family name;

2. Absentee owners may purchase land with the intention of farming at some future date; and

3. Land speculators, who purchase farmland as an investment or as a hedge against inflation find that renting offsets some ownership costs.

Although the reasons vary, the proportion of farmland rented in Ontario has doubled in the period 1961 to 1981. It has risen from 12 to 27 percent of total farmland in the Province. The agricultural census conducted every five years from 1961 to 1981 presents an interesting pattern of land renting in Ontario (Table 2).

The pattern of farm rentals in Ontario has developed differently in areas with a high percentage of rented land, when compared with areas with a low percentage of rented land. Areas with a high percentage of rented land are located where the selling price of the land is high, a large percentage of the cropland is devoted to growing speciality crops such as vegetables, fruit, tobacco, potatoes, and large acreages of corn and soybeans, or a large urban centre is nearby (Appendix Table 3).

Areas with a low percentage of rented land, grow few acres of specialty crops and devote their farming to livestock production on usually lower valued land (Appendix Table 3).

In the 1981 census there were two areas reporting a high proportion of rented land (at least 30 percent and over). The first is found where a high concentration of specialty crops is grown; examples are Essex and Brant counties; and Niagara and Haldimand-Norfolk regions. The second area is found either in or near large urban centers such as Hamilton-Wentworth region, and Halton, Peel, York and Durham counties. York county, containing Toronto, even in the 1961 census had the highest percentage of rented farmland at 25 percent, increasing to 46 percent in 1981.

Table 2.—Rented Farmland as a Percentage of Total Farmland by County or Regional Municipality of Ontario, by Census Year 1961-1981

County or regional municipality	Rented farmland				
	1981	1976	1971	1966	1961
	percent				
30 percent & over:					
Brant	33	29	25	17	16
Dufferin	30	31	18	12	9
Durham (Ontario)	33	33	23	15	14
Essex	35	36	33	24	24
Haldimand-Norfolk	30	28	20	16	16
Halton	52	53	44	27	23
Hamilton-Wentworth	35	38	27	17	15
Niagara	30	27	19	13	12
Peel	49	49	42	29	25
Simcoe	31	29	20	12	11
York	46	49	41	30	25
25-29 percent:					
Kent	28	29	28	22	22
Middlesex	27	25	22	16	16
Northumberland	27	26	18	14	13
Ottawa-Carleton	26	26	22	20	16
Prince Edward	26	27	18	14	11
Waterloo	27	28	24	15	11
20-24 percent:					
Elgin	22	21	21	17	14
Frontenac	21	24	15	13	10
Glengarry	20	20	17	14	14
Grey	24	23	13	9	7
Hastings	23	22	15	12	11
Lambton	22	21	19	15	15
Lennox & Addington	22	20	14	12	12
Oxford	22	20	18	13	13
Peterborough	22	21	15	12	10
Prescott	20	20	15	9	7
Victoria	22	24	16	13	11
Wellington	24	21	15	10	9
15-19 percent:					
Bruce	18	16	12	9	9
Dundas	17	17	13	9	9
Grenville	18	21	13	12	11
Haliburton	18	14	5	4	6
Huron	19	17	13	10	9
Lanark	17	18	14	10	9
Leeds	19	19	14	11	11
Perth	17	14	12	8	7
Russell	19	18	11	10	8
Stormont	17	21	17	11	12
14 percent & under:					
Muskoka	12	14	7	7	8
Parry Sound	10	12	10	7	4
Renfrew	13	14	12	7	6
Province	27	23	18	13	12

Source: Census of Canada, Agriculture, Ontario, by Census Year.

Table 3.—Cash Rental Rates Paid per Hectare by Area of Ontario, 1982

	Survey area					
	1	2	3	4	5	Total
			number			
Farmers reporting	131	99	165	83	59	537
Total rented parcels	291	224	402	196	109	1222
Parcels per farmer, av. ...	2.2	2.3	2.4	2.8	2.8	2.3
			hectares			
Land rented per farmer:						
Total	70	103	85	78	65	81
Tillable	62	102	74	55	41	70
Land rented per parcel:						
Total	31	46	35	33	35	36
Tillable	28	45	30	23	22	31
			dollars per hectare			
Cash rent paid:						
Total	181.36	140.53	122.72	55.23	33.42	121.26
Tillable	200.38	142.82	150.70	77.71	52.30	140.84

Similarly, other counties around Metropolitan Toronto reported large amounts of rented land in 1981 with Peel at 49 percent and Halton at 52 percent (Table 2).

Counties or regional municipalities devoted to livestock production which are remote from large urban centers, reported lower percentages of rented farmland. Examples in 1981 are Renfrew county at 13 percent, Lanark county at 17 percent, and Bruce county at 18 percent (Table 2).

For this survey, Areas 1 and 2 (southern Ontario) consisting mainly of the cash and specialty crop growing areas of the Province, reported 27 and 28 percent respectively of their farmland was rented in the 1981 census (Figure 1). In comparison, the mainly dairy-producing Area 5 (eastern Ontario) reported 19 percent of its farmland was rented.

CASH RENTAL ARRANGEMENTS

Cash rent paid for farmland parcels surveyed in Ontario in 1982 averaged $121 per hectare for the total hectares rented or $140 per hectare for total workable (tillable) hectares (Table 3).

Area 1, southwestern Ontario had the highest cash rent at $181 per hectare or $200 per hectare of tillable land. The average cash rent paid per hectare declined from Area 1 (southwestern) across Ontario to the Area 5 (eastern) which had the lowest cash rent at $33 per hectare or $52 per hectare of tillable land (Table 3).

Table 4.—Cash Rental Rates Paid per Hectare According to Crop Grown, Ontario, 1982

Crop	Parcels reported[a]	Land area	
		Total	Tillable
	no.	dollars per ha	
Corn	193	130	209
Soybeans	38	152	162
White beans	8	185	188
Wheat	12	72	76
Oats	6	18	20
Barley	16	43	43
Mixed Grain	19	63	71
Tobacco	13	812	812
Vegetables	18	266	289
Tomatoes	4	393	400
Potatoes	9	143	143
Fruit	5	238	305
Nursery stock	3	571	571
Hay	23	32	37
Alfalfa	5	106	107
Pasture	13	66	81

[a]Includes only those rented parcels where one crop was grown. This represents 390 or 32 percent of the total cash rented parcels of 1222.

Where two or more crops were grown on the same rented parcel, it was impossible to ascertain the rent paid per hectare for each crop. However, there were 390, or 32 percent, of the rented parcels where a single crop was grown. The rental information for these parcels is presented in Table 4.

Corn was the leading crop grown as a single crop on rented parcels with an average rent paid of $130 per hectare or $209 per hectare of tillable land. Soybeans was the second most important crop, and farmers reported an average rent paid of $152 per hectare or $162 per hectare of tillable land (Table 4).

CASH RENTED LAND

On average, each farmer who reported renting land for cash, rented at least two parcels from different owners. In eastern and central Ontario (Areas 4 and 5) the average amounted to almost three parcels (Table 3).

For all survey areas an average of 81 hectares was cash rented per farmer with 70 hectares being considered workable (tillable) land.

Table 5.—Land Tenure, Cash Land Renters, by Area, Ontario, 1982

Area	Land					
	Owned		Rented		Total farmed	
	ha	%	ha	%	ha	%
Southern, Area 1	78	53	70	47	148	100
Southern, Area 2	72	41	103	59	175	100
Western, Area 3	72	46	85	54	157	100
Central, Area 4	68	47	78	53	146	100
Eastern, Area 5	87	57	65	43	152	100
Ave., all areas	74	48	81	52	155	100

The largest areas rented per farmer were in southern and western Ontario (Areas 2 and 3) at 103 and 85 hectares respectively (Table 3). These amounts may be unreasonably high because they were influenced by two major processing companies that were registered as single renters but did rent large areas of land in total. The smallest areas rented per farmer were recorded in southern and eastern Ontario Areas 1 and 5 at 70 and 65 hectares, respectively (Table 3). Often, small parcels are rented in Area 1 by farmers who grow specialty crops.

DISTRIBUTION OF OWNED AND RENTED LAND

The average survey cooperator farmed a total of 155 hectares of which 74 hectares (48 percent) were owned and 81 hectares (52 percent) were rented. The area of rented land per farmer surveyed ranged from a low of 65 hectares in eastern Ontario to a high of 103 hectares in southern Ontario, Area 2. Southern Ontario, Area 2 and western Ontario, Area 3 reported the highest proportions of rented land as a percent of total land farmed. Again major contributors to the high land rental amounts could be processing companies who rented large areas of land and were registered as single operators (Table 5).

LAND TENURE BY AGE OF OPERATOR

Three age groups accounted for the majority (77 percent) of those replying to the survey. The groups were 26-34 years (23 percent); 35-44 years (28 percent); and 45-54 years (26 percent) (Table 6). These three age groups also farmed the largest amount of land per farmer. The two age groups spanning the years 35 to 54 accounted for 54 percent of those replying. This total corresponds very closely to census figures. The 1981 census reported that 49 percent of the farm operators of all farmland in Ontario were in the 35-54 age group (Appendix Table 4).

The two age groups which not only were the smallest number replying but also farmed the smallest amount of land were 25 years and under, and 65 years and over. These two age groups represent the extremes in farming. The 25 and under age group represents young people who are entering

Table 6.—Land Tenure by Age of Operator, Cash Land Renters, Ontario, 1982

Age, years	Reporting		Land					
			Owned		Rented		Total	
	no.	%	ha	%	ha	%	ha	%
25 & under	12	2	14	20	56	80	70	100
26-34	130	23	59	39	93	61	152	100
35-44	159	28	68	44	88	56	156	100
45-54	148	26	90	47	102	53	192	100
55-64	91	16	72	59	51	41	123	100
65 & over	31	5	44	47	49	53	93	100
Total	571	100	70	100	84	100	154	100

farming and were renting 80 percent of their farmland, while owning 20 percent. In contrast, the other age group of 65 years and over, represents older farmers who are scaling down their farm operations. The survey indicated this latter group owned 47 percent of the land they farmed and rented 53 percent (Table 6).

Five hundred and fifty-eight cooperators indicated which farm enterprise contributed the most to their total farm income. Dairy, beef, and cash grain enterprises together accounted for 433 farms or 78 percent of the total replies (Table 7).

Although there were only 12 farmers reporting in the 25 years and under age group, 6 reported that their major source of farm income was from cash grain crops (Table 7). Six of this group were located in southern Ontario, Areas 1 and 2, none in central Ontario, and two in eastern Ontario. In contrast, for the age group 65 and over, 18 of 31 reporting were located in central and eastern Ontario with 10 in southern Ontario, Areas 1 and 2.

CASH RENTAL AGREEMENTS

LENGTH OF AGREEMENT

On average, rental agreements were about three years long. In all areas except eastern Ontario, the average length of the rental agreement was two years. In eastern Ontario this amounted to five years, due in part to several areas where some extremely long agreements occurred (Table 8).

Most leases are 1-5 years in length and 96 percent of the total land parcels rented fell in this range. The grouping of 1-2 year leases by area included from 70 to 76 percent of total land rented (Table 8).

While the majority of the leases may be extended at the end of the first, second, or final year, no question was asked to verify this fact.

Table 7.—Major Farm Income Enterprises by Age Group, Cash Land Renters, Ontario, 1982

Enterprise[a]	Age, years						Total[b]	
	25 & under	26-34	35-44	45-54	55-64	65 & over		
	number						no.	%
Dairy	2	26	36	39	24	11	138	25
Beef	1	14	21	35	27	8	106	19
Swine	1	15	9	14	1	1	41	7
Poultry	-	2	3	1	2	-	8	1
Sheep	1	-	-	1	3	-	5	1
Cash grains	6	56	62	34	25	6	189	34
Vegetables	-	9	10	12	5	2	38	7
Fruit	-	2	3	1	1	1	8	1
Other	1	3	10	8	2	1	25	5
Total	12	127	154	145	90	30	558	100

[a]Farm enterprise indicated as contributing the most dollars to total farm income.

[b]A small number of renters did not indicate the grouping to which they belonged.

TIME OF RENTAL AGREEMENT

The payment of rent may occur at many different times. The times vary from area to area, crop to crop, and with the demands of each landowner. For all rented parcels studied, the average breakdown of the payments was as follows: before planting 27 percent, between planting and harvest 11 percent, and after harvest 62 percent (Table 8).

Most areas showed a sizeable rental payment prior to planting, in the range of 25 to 30 percent, but eastern Ontario's amounted to only 17 percent. Similarly, the other four areas on the study reported the rental payment after harvest in the range of 58 to 63 percent, while that for eastern Ontario was 71 percent (Table 8).

The most common amount of rental payments are as follows: 100 percent payment, either prior to planting or after harvest; 50 percent payment prior to planting and 50 percent payment after harvest; a one-third payment before planting, between planting and harvest and after harvest. Some survey replies reported monthly and quarterly cash rental payments.

TYPE OF RENTAL AGREEMENT

In spite of the problems that can and sometimes do occur when verbal agreements are made, Ontario farmers have not initiated a high proportion of written leases. In this survey, 28 percent reported the use of a written lease and 14 percent reported using a lawyer to prepare the lease (Table 8).

Table 8.—Characteristics of Cash Rental Agreements, by Area, Ontario, 1982

Item	Survey area 1		2		3		4		5		Total	
Parcels rented, no.	266		211		388		178		105		1149	
Av. lease length, yr.	2.2		2.2		2.0		2.0		5.2		2.7	
Agreement length, years:	no.	%	no.	%	no.	%	no.	%	no.	%	no.	%
1-2	186	70	156	74	287	74	135	76	74	70	839	73
3-5	72	27	45	21	81	21	35	20	24	23	265	23
6-9	-	-	2	1	4	1	4	2	1	1	11	1
10-15	5	2	4	2	12	3	4	2	2	2	23	2
16 & over	3	1	4	2	4	1	-	-	4	4	11	1
Total	266	100	211	100	388	100	178	100	105	100	1149	100
Proportion of payment:												
Before planting	80	30	61	29	116	30	45	25	18	17	310	27
Planting-harvest	19	7	28	13	31	8	30	17	13	12	126	11
After harvest	167	63	122	58	241	62	103	58	74	71	713	62
Total	266	100	211	100	388	100	178	100	105	100	1149	100
Type of agreement:												
Verbal	126	44	119	56	239	60	132	69	80	73	696	58
Written	120	42	50	23	109	27	33	17	21	19	333	28
Written by lawyer	38	14	44	21	49	13	25	14	8	8	164	14
Total	284	100	213	100	397	100	190	100	109	100	1193	100

Table 9.—Soil Characteristics on Cash Rented Farmland by Area, Ontario, 1982

	Survey area										Total	
	1		2		3		4		5			
Predominant soil drainage condition:	ha	%	ha	%	ha	%	ha	%	ha	%	ha	%
Well	1 842	21	1 226	13	2 904	22	1 149	19	545	15	7 666	19
Moderately well	2 921	33	1 774	18	5 161	40	2 662	43	1 460	40	13 978	34
Fair	3 032	35	5 822	60	3 704	28	1 451	23	1 255	34	15 264	36
Poor	946	11	864	9	1 282	10	928	15	391	11	4 411	11
Total	8 741	100	9 686	100	13 051	100	6 190	100	3 651	100	41 319	100
Predominant soil texture:												
Clay	1 670	20	1 936	21	1 530	12	1 365	25	433	12	6 934	17
Clay loam	3 133	38	2 418	26	6 985	54	1 927	35	1 414	40	15 877	40
Sandy loam	2 665	33	3 626	38	3 637	28	1 865	34	1 557	45	13 350	34
Sand	716	9	1 314	14	588	5	307	6	91	3	3 016	8
Other	-	-	42	1	9	1	-	-	-	-	51	1
Total	8 184	100	9 336	100	12 749	100	5 464	100	3 495	100	39 228	100

Table 10.—Landowner Characteristics for Cash Rented Farmland, by Area, Ontario, 1982

	Survey area										Total	
	1		2		3		4		5			
LANDLORD												
Residence:	no.	%	no.	%	no.	%	no.	%	no.	%	no.	%
On rented land	161	57	110	52	182	46	68	36	57	55	578	49
Elsewhere	122	43	102	48	216	54	119	64	47	45	606	51
Total	283	100	212	100	398	100	187	100	104	100	1 184	100
Occupation:												
Still farming	51	18	28	14	73	19	9	5	7	7	168	15
Retired farmer	76	28	54	26	107	28	37	20	27	26	301	26
Nonfarmer	149	54	123	60	206	53	136	75	71	67	685	59
Total	276	100	205	100	386	100	182	100	105	100	1 154	100
Relationship to tenant:												
Relative	47	17	25	12	64	16	19	10	20	19	175	15
Nonrelative	229	83	176	88	331	84	164	90	85	81	985	85
Total	276	100	201	100	395	100	183	100	105	100	1 160	100
Consultation regarding management:												
Is consulted	61	21	59	28	118	30	44	23	33	31	315	26
Is not consulted	223	79	155	72	281	70	150	77	75	69	884	74
Total	284	100	214	100	399	100	194	100	108	100	1 199	100

The percentage of farmers reporting the use of verbal agreements increases steadily in moving from west to east across Ontario. There were 44 percent of the survey replies in southern Ontario, Area 1, that used verbal leases compared to 73 percent in eastern Ontario (Table 8).

The number of written leases prepared either with or without a lawyer's assistance, declined in moving from west to east from 56 percent in southern Ontario, Area 1, 44 percent in southern Ontario, Area 2, 40 percent in western Ontario, Area 3, 31 percent in central Ontario, Area 4, and a low of 27 percent in eastern Ontario, Area 5 (Table 8).

RENTED FARMLAND

There was some variation among areas in the amount of land rented according to its drainage characteristics. On average, 53 percent of the land rented was classified as being moderately or well drained. Southern Ontario, Area 2, reported the highest percentage (69 percent) of land rented that was classified as being fair or poorly drained (Table 9).

The predominant soil textures found on the rented parcels of land for all areas on the survey were the clay and sandy loams which together accounted for 74 percent of all rented land. Certain areas show trends when texture on rented land is related to crops grown. For example, in southern Ontario, Area 2, 52 percent of the rented land consisted of sand and sandy loam soils on which tobacco and vegetables are grown (Table 9). This occurred in Brant and Oxford counties, and Haldomand-Norfolk region.

OWNERS OF CASH RENTED LAND

The landlord lived on the rented land in about half the cases. An exception was central Ontario, Area 4, where only 36 percent of the landlords lived on the parcels they rented out (Table 10). This situation probably occurs because of the close proximity of the central Ontario area to Metropolitan Toronto. Many urban residents own property in central Ontario which they use for summer residence and recreational purposes and maintain their permanent residences elsewhere. The recreational nature of Area 4 is also illustrated in Table 3 by the fact that only 23 hectares (70 percent) of the average rented parcel of 33 hectares is classed as tillable land. For all survey areas the tillable area amounted to 86 percent of total land rented.

The landlord's occupation, for all areas on the survey, was most frequently listed as nonfarmer, at 59 percent, followed by retired farmer at 26 percent, and farmer still farming at 15 percent. This pattern was not followed in the central and eastern Ontario areas where the percentage of nonfarmers owning the rented land was as high as 75 percent in central Ontario and 67 percent in eastern Ontario (Table 10). While the percentage of retired farmers who were landlords in these two areas was more in line with the provincial average, the proportions of farmers still farming and renting out some land were low at 5 and 7 percent (Table 10).

Eighty-five percent of all land rented was from nonrelatives. This pattern ranged from 81 percent in eastern Ontario to a high of 90 percent in central Ontario (Table 10).

Usually the renter who pays a cash rent does not consult with the landowner regarding management of the rented land. He may discuss the terms of the rental agrement but cultural practices are usually decided by the renter. This survey showed that only 26 percent of the rented land was managed by consultation between the landowner and the renter. This process varied from a low of 21 percent in southern Ontario, Area 1, to a high of 31 percent in eastern Ontario, Area 5.

SHARECROP RENTAL ARRANGEMENTS IN ONTARIO

In a sharecrop rental arrangement, the landowner receives a share of the crop or crops as his return for the use of his resources. Variations of this lease-arrangement occur in the share(s) received by the landlord and in the amount of inputs that the landlord may pay in addition to supplying land and/or buildings.

A fair sharecrop arrangement is one in which the landowner and the tenant share the resulting crop yield in the same proportion as they contribute variable inputs such as seed, fertilizer, chemical sprays, and other inputs.

Table 11.—Information on Agreements and Landlord's Share of Input Costs by Type of Sharecrop Arrangement, Ontario, 1982

	Type of arrangement					
	1/3-2/3		2/5-3/5		1/2-1/2	
Farmers, no.	31		25		37	
Parcels share rented	47		30		42	
Sharecrop parcels rented per farmer	1.5		1.2		1.1	
Av. length of lease, yr.	2.3		2.3		1.9	
Type of agreement:	no.	%	no.	%	no.	%
Verbal	34	72	21	70	36	86
Written	13	28	4	13	2	4
Written by lawyer	-	-	5	17	4	10
Total	47	100	30	100	42	100
Landlords who paid share of costs for:				percent		
Seed		15		68		97
Fertilizer		17		100		92
Sprays		13		92		97
Fuel		-		4		32
Hauling to market		4		20		40
Crop drying		36		76		62
Crop insurance		19		60		57
Other		9		8		8

Of the 105 farmers who reported that they rented land through a sharecrop rental arrangement, for all areas of Ontario, 93 or 89 percent fell into one of the three major sharecrop categories of 33-67 (1/3-2/3), 40-60 (2/5-3/5), and 50-50 (1/2-1/2) (Tables 1 and 11).

Sharecrop rental arrangements were the most frequent in southern Ontario, Area 1, where 61 farmers used this type of arrangement. In the other areas, the number of farmers using a sharecrop arrangement was 16 in southern Ontario, Area 2, 23 in western Ontario, Area 3, 2 in central Ontario, Area 4, and 3 in eastern Ontario, Area 5 (Table 1 and Appendix Table 1).

There are many reasons why sharecrop rentals are popular in southern Ontario, Area 1. The major reason is that the crop can be easily marketed and measured, and this is readily done with the cash grain crops grown in Area 1, such as corn, soybeans, winter wheat and dry beans. A sharecrop arrangement may not work well with absentee landlords; or those who are not familiar with local conditions and/or farming practices. The amount of risk to the producer is reduced as both landowner and tenant share in the ups and downs associated with yields and prices.

The landlord's usual sharing of costs is as follows:

	Type of share arrangement		
	1/3-2/3	*2/5-3/5*	*1/2-1/2*
	Percentage paid by landlord[a]		
Seed	33	40	50
Fertilizer	33	40	50
Sprays	33	40	50
Fuel	-	-	-
Hauling to market	variable	variable	variable
Crop drying[b]	33	40	50
Crop insurance[c]	33	40	50

[a] The proportion paid by the landlord varies by area and crop grown.

[b] If crop drying is done at the farm, the landlord usually pays a share of drying fuel and electricity costs, but if drying is done at commercial elevators, the landlord is responsible for paying the costs of drying his share of the crop.

[c] It is the landlord's responsibility to insure his share of the crop.

An average of 1.2 parcels of land were rented for 2/5-3/5 sharing and 1.1 parcels for 1/2-1.2 sharing, with 1.5 parcels being rented under the 1/3-2/3 sharing arrangement (Table 11). Upon examination of all of the sharecrop rental parcels reported, no one crop was predominantly planted under any of the three main arrangements used. If any trends occurred it was that one share arrangement was more popular in a given area than another. Local traditions or customs seemed to play a more important role in dictating the share agreement used than did any other facts or reasons.

Table 12.—Age of Tenant by Sharecrop Arrangement, Ontario, 1982

Age of tenant, years	Sharecrop arrangement					
	1/3-2/3		2/5-3/5		1/2-1/2	
	no.	%	no.	%	no.	%
25 & under	-	-	1	4	1	3
26-34	8	26	8	32	13	35
35-44	13	42	11	44	13	35
45-54	8	26	4	16	5	13
55-64	1	3	1	4	4	11
65 & over	1	3	-	-	1	3
Total	31	100	25	100	37	100

The proportion of crop inputs paid by the landlord under the three share arrangements can be variable within an area and with the crop(s) grown. This is illustrated in Table 11, where the percentage of landlords who paid their share of crop inputs according to the sharecrop arrangement is low for the 1/3-2/3 share. In comparison under the 1/2-1/2 arrangement, almost all landlords paid one-half of seed, fertilizer, and spray costs. Similarly, for the 2/5-3/5 share, the percentage of landlords who paid 40 percent of fertilizer and spray costs is high and almost 70 percent paid their share for seed (Table 11).

The percentage of landlords paying a share of input costs other than for seed, fertilizer, and sprays was quite variable. Under the 1/3-2/3 and 2/5-3/5 share arrangements, a small percentage of the landlords paid a share of fuel and hauling to market costs (Table 11).

The percentage landlords who paid their share of drying costs varied among the three groups studied from 36 percent for the 1/3-2/3 category to a high of 76 percent for the 2/5-3/5 category (Table 11). Usually the landlord pays for drying his share of the grain by paying for drying fuel and electricity when the crop is dried at the farm and the full costs of drying when it is done at a commercial elevator. In most years, drying costs only occur for corn, while such crops as wheat, soybeans, and dry beans would have no drying costs.

The sharing of other costs will be quite variable depending on the crop grown and considerations made between landlord and tenant.

SHARECROP TENANTS BY AGE GROUP

The two age groups included in the range from 26 to 44 years accounted for a majority of the sharecropped rentals. They represented 70 percent for the 1/2-1/2 share, 68 percent for the 1/3-2/3 share, and a high of 76 percent for the 2/5-3/5 share (Table 12).

There were three age groups that reported either no sharecrop arrangements or a very small percentage. These were the 25 years and under and the two age groups beginning at 55 years (Table 12). It would seem that a

Table 13.—Major Income Earning Enterprises Among Sharecrop Renters, Ontario, 1982

Major income-earning enterprises	Sharecrop arrangement					
	1/3-2/3		2/5-3/5		1/2-1/2	
	no.	%	no.	%	no.	%
Dairy	2	6	1	4	5	14
Beef	1	3	-	-	2	5
Swine	4	13	2	8	1	3
Poultry	-	-	-	-	-	-
Sheep	-	-	1	4	1	3
Cash grains	21	68	19	76	25	67
Vegetables	-	-	1	4	1	3
Fruit	-	-	-	-	-	-
Other	3	10	1	4	2	5
Total	31	100	25	100	37	100

sharecrop arrangement would be a good way for a young farmer with limited resources to enter farming. In spite of this belief, no farmers under 25 used the 1/3-2/3 arrangement, and only 4 and 3 percent respectively of the 2/5-3/5 and 1/2-1/2 share categories were in this age group (Table 12).

Although sharecrop arrangements work well with cash crops they are not popular in Ontario for livestock enterprises. This fact was emphasized in this survey, when it was indicated by those sharecrop farmers on survey that cash crops were their largest source of income. Cash crops were the major income-earning enterprises on 68 percent of farms with 1/3-2/3 share arrangements, rising to 76 and 67 percent for the 2/5-3/5 and the 1/2-1/2 share groups (Table 13).

Of the five livestock enterprises, there were very few beef and sheep farms and no poultry being reported for the shares studied. Swine and dairy enterprises were reported under all three shares (Table 13).

SHARECROPPED FARMLAND

There is no indication from this survey that any one of the share arrangements studied pertained to either good or poorer types of land. The average land value did not indicate this with the 1/3-2/3 share showing an average value of $4,981 per hectare, the 1/2-1/2 share at $4,865, and the 2/5-3/5 share arrangement had the lowest average value per hectare at $4,250 (Table 14).

Similarly, there was no consistant pattern for the predominant soil drainage conditions. While well and moderately well drained soils together accounted for 55 and 62 percent of land sharecropped by the 1/3-2/3 and 1/2-1/2 share groups, they accounted for 80 percent of the land share rented by the 2/5-3/5 group. Poorly drained soils were reported relatively high at 19 percent for the 1/3-2/3 share compared to 13 percent for the 2/5-3/5 share, and only 2 percent for 1/2-1/2 share group (Table 14).

Table 14.—Characteristics of Sharecrop Rented Farmland, Ontario, 1982

	Type of share arrangement					
	1/3-2/3		2/5-3/5		1/2-1/2	
Average farm size:	ha	%	ha	%	ha	%
Rented:						
Cash	53	31	92	26	57	37
Sharecrop	40	24	59	40	34	22
Owned	77	45	76	34	64	41
Total	170	100	227	100	155	100
Amount of share rented land:						
Workable	34	85	57	98	28	82
Nonworkable	6	15	2	2	6	18
Total	40	100	59	100	34	100
Ave. land value per ha, $	4,981		4,250		4,865	
Ave. distance from home farm, km	4.8		4.8		4.8	
Predominant soil drainage condition by number of parcels:	no.	%	no.	%	no.	%
Well	17	36	10	33	14	33
Moderately well	9	19	14	47	12	29
Fair	12	26	2	7	15	36
Poor	9	19	4	13	1	2
Total	47	100	30	100	42	100
Predominant soil texture by number of parcels:						
Clay	13	28	7	23	6	14
Clay loam	18	37	16	54	13	31
Sandy loam	14	31	6	20	20	48
Sandy	2	4	1	3	3	7
Other	-	-	-	-	-	-
Total	47	100	30	100	42	100

The predominant soil textures reported for sharecropped land were the clay and clay loams and accounted for 65 percent of the land in the 1/3-2/3 shares, 65 percent in the 1/2-1/2 share and 77 percent for the 2/5-3/5 share group (Table 14). Clay and clay loam soils are the predominant soils occurring in southern Ontario, Area 1, where a high occurrence of sharecrop rentals was reported.

SHARECROP RENTED LAND

On average each farmer who reported renting sharecrop land also cash rented land. Only in the 2/5-3/5 share arrangement did the percentage of sharecropped land, at 40 percent, exceed the percentage of cash rented land at 26 percent (Table 14). Table 1 shows that the 29 out of 40 farmers who sharecropped land only, were located in southern Ontario, Area 1. This area also contained 32 out of 65 of those on survey for all of Ontario who both sharecropped and cash rented land.

Table 15.—Characteristics of Landowners of Sharecropped Farmland, Ontario, 1982

	Type of share arrangement					
	1/3-2/3		2/5-3/5		1/2-1/2	
LANDLORD						
Residence:	no.	%	no.	%	no.	%
On rented land	16	34	16	53	20	48
Elsewhere	31	66	14	47	22	52
Total	47	100	30	100	42	100
Occupation:						
Still farming	9	19	6	20	13	31
Retired farmer	15	32	9	30	9	21
Nonfarmer	23	49	15	50	20	48
Total	47	100	30	100	42	100
Relationship to tenant:						
Relative	15	32	7	53	8	19
Nonrelative	32	68	23	47	34	81
Total	47	100	30	100	42	100
Consultation regarding management:						
Is consulted	24	51	17	57	32	76
Is not consulted	23	49	13	43	10	24
Total	47	100	30	100	42	100

The average length of the share-rental leases for all parcels on study was two years (Table 11). This is slightly less than the length of cash rental leases discussed earlier in the report. Short leases do not usually allow the tenant to plan any long range cropping programs, unless renewal terms are clearly laid out.

Verbal agreements were even more popular among sharecrop farmers than they were for cash rental farmers. For the three share arrangements studied, verbal agreements constituted 70 and 72 percent respectively of the total for the 1/3-2/3 and 2/5-3/5 groups, to a high of 86 percent for the 1/2-1/2 share group (Table 11). In comparison, for those who rented for cash in southern Ontario, Area 1, verbal agreements were made in 44 percent of the cases, and for all areas of Ontario 58 percent of the time (Table 8).

Verbal agreements are popular as shown in this survey, however they are not the best way of recording all arrangements necessary to assure that both parties fully understand their obligations.

LANDOWNERS OF SHARECROPPED LAND

The survey results show at least 50 percent and as high as 66 percent of the 1/3-2/3 share landlords did not live on the sharecropped land (Table 15). The landlord's occupation was led by nonfarmers at about 50 percent for all three sharecrop arrangements. The smallest group was

farmers who were still farming at 19 and 20 percent respectively for the 1/3-2/3 and 2/53/5 share arrangements, and up to 31 percent for the 1/2-1/2 share group (Table 15).

The proportion of the sharecropped land that was owned by nonrelatives in the 1/3-2/3 share groups was 68 percent, 81 percent for the 1/2-1/2 group, and 47 percent for the 2/5-3/5 share group (Table 15). These percentages were lower than for the cash rental areas of southern Ontario, Area 1, at 83 percent, southern Ontario, Area 2, at 88 percent and western Ontario, Area 3, at 84 percent. These three areas were also leading areas for share rental agrements (Tables 10 and 15).

As the landlord's share of the crop increased, the percentage of those tenants who consulted with them also increased. While the 1/3-2/3 and 2/5-3/5 shares showed that 51 and 57 percent of the tenants consulted with the landlords, this figure rose to 76 percent for the 1/2-1/2 share group (Table 15). In comparison, it was pointed out earlier in the report that in the five cash rental areas across Ontario, only 26 percent of tenants consulted with their landlords regarding management of the cash rented land. This percentage for the southern Ontario, Area 1, where most of the sharecropping occurred was even lower at 21 percent (Table 10).

When the landlord is sharing in the inputs of production such as seed, fertilizer, and sprays, he should be advised or consulted as to the planned cropping program and inputs required. This may be necessary to allow the landlord to arrange for operating credit and/or allow for dialogue between the two parties on crops to be grown and inputs needed. This sharing of information about crop planning furthers the trust between the two rental parties and helps to assure a good relationship.

APPENDIX

Appendix Table 1.—Response to Mail-Back Questionnaire, Rental Survey, Ontario, 1982

Areas	Surveys		Responses used			Responses not used		
	Sent	Received	Cash rent	Share-crop	Cash & share	Incomplete	No rent	Ret'd mail
					number			
AREA 1								
Essex	55	40	14	12	8	1	4	1
Kent	82	58	25	12	10	1	10	-
Lambton	57	34	20	2	4	1	7	-
Middlesex	77	52	31	2	8	1	9	1
Elgin	42	24	11	1	2	1	7	2
TOTAL	313	208	101	29	32	5	37	4
AREA 2								
Brant	27	14	6	2	2	1	1	2
Ham.-Wentworth	23	15	11	-	2	-	1	1
Hald.-Norfolk	73	48	36	-	4	2	5	1
Niagara	37	28	16	-	-	4	8	-
Oxford	54	36	22	3	3	5	3	1
TOTAL	214	141	91	5	11	12	18	5
AREA 3								
Bruce	37	29	18	1	1	1	8	-
Dufferin	18	9	4	-	-	1	2	2
Grey	44	24	13	1	-	2	8	-
Halton	17	13	8	1	-	2	2	-
Huron	70	42	22	1	10	4	4	-
Peel	18	10	8	-	-	-	1	1
Perth	51	36	21	-	4	4	7	-
Simcoe	57	22	10	-	1	5	5	-
Waterloo	36	26	21	-	1	-	4	2
Wellington	44	29	17	2	-	2	6	2
TOTAL	392	240	142	6	17	21	47	7
AREA 4								
Durham	44	24	19	-	-	1	3	-
Hastings	18	10	8	-	-	1	1	-
Northumberland	30	19	13	-	-	1	5	-
Peterborough	17	6	5	-	-	-	1	-
Prince Edward	13	8	5	-	-	-	3	-
Victoria	21	14	11	-	1	1	1	-
York	39	20	17	-	1	-	2	-
TOTAL	182	101	78	-	2	4	16	-
AREA 5								
Dundas	10	8	3	-	-	-	5	-
Frontenac	11	4	3	-	-	-	1	-
Glengarry	13	9	6	-	1	-	2	-
Grenville	4	3	3	-	-	-	-	-

(Concluded on the next page.)

Appendix Table 1.—concluded

Areas	Surveys		Responses used			Responses not used		
	Sent	Received	Cash rent	Share-crop	Cash & share	Incomplete	No rent	Ret'd mail
				number				
Lanark	10	8	6	-	1	-	1	-
Leeds	13	6	2	-	1	-	3	-
Len.-Addington	10	4	3	-	-	-	1	-
Ottawa-Carleton ...	29	21	16	-	-	2	2	1
Prescott	12	8	5	-	-	-	3	-
Renfrew	14	11	7	-	-	-	4	-
Russell	8	7	2	-	-	1	3	1
Stormont	8	2	2	-	-	-	-	-
TOTAL	142	91	58	-	3	3	25	2
TOTAL	1243	781	470	40	65	45	143	18

Appendix Table 2.—Land Area Operated by Age Group, Rental Survey, Ontario, 1982

Age, years	Owned	Leased	Operated	Farmers reporting
		hectares		no.
UNDER 25				
Southern, Area 1	135	770	905	5
Southern, Area 2	-	16	16	1
Western	-	765	765	4
Central	-	-	-	-
Eastern	273	120	393	2
TOTAL	408	1 671	2 079	12
26–34				
Southern, Area 1	4 887	8 290	13 177	41
Southern, Area 2	2 801	3 896	6 697	17
Western	7 483	11 333	18 816	47
Central	1 775	4 827	6 602	18
Eastern	2 062	1 366	3 428	7
TOTAL	19 008	29 712	48 720	130
35–44				
Southern, Area 1	8 410	10 521	18 931	47
Southern, Area 2	5 605	7 525	13 130	30
Western	7 613	11 225	18 838	51
Central	3 085	3 881	6 966	18
Eastern	2 147	1 476	3 623	13
TOTAL	26 860	34 628	61 488	159
45–54				
Southern, Area 1	8 019	5 058	13 077	39
Southern, Area 2	7 143	15 146	22 289	31
Western	9 914	11 104	21 018	44
Central	3 806	3 307	7 113	18
Eastern	4 105	2 627	6 732	16
TOTAL	32 987	37 242	70 229	148
55–64				
Southern, Area 1	3 578	3 025	6 603	21
Southern, Area 2	1 511	1 107	2 618	15
Western	3 804	2 303	6 107	24
Central	4 149	3 208	7 357	22
Eastern	3 117	1 812	4 929	9
TOTAL	16 159	11 455	27 614	91
65 & OVER				
Southern, Area 1	370	219	589	3
Southern, Area 2	496	740	1 236	7
Western	349	348	697	3
Central	1 134	1 153	2 287	8
Eastern	988	1 289	2 277	10
TOTAL	3 337	3 749	7 086	31

Appendix Table 3.—Average Land Value per Hectare and Percentage of Total Farmland Rented, by County, Ontario, 1981

County	Average land and building value[a]	Proportion of total farmland rented
	dollars	percent
AREA 1		
Essex	8,242	35
Kent	7,565	28
Lambton	5,363	22
Middlesex	6,091	27
Elgin	6,291	22
TOTAL	6,579	27
AREA 2		
Brant	7,035	33
Hamilton-Wentworth	7,426	35
Haldimand-Norfolk	6,947	30
Niagara	8,451	30
Oxford	6,896	22
TOTAL	7,229	28
AREA 3		
Bruce	2,624	18
Dufferin	3,073	30
Grey	2,156	24
Halton	12,138	52
Huron	4,283	19
Peel	15,907	49
Perth	4,945	17
Simcoe	3,500	31
Waterloo	5,989	27
Wellington	4,159	24
TOTAL	4,287	24
AREA 4		
Durham	5,982	33
Hastings	1,468	23
Northumberland	2,781	27
Peterborough	2,194	22
Prince Edward	2,519	26
Victoria	1,954	22
York	12,729	46
TOTAL	3,929	28
AREA 5		
Dundas	2,592	17
Frontenac	1,514	21
Glengarry	2,320	20
Grenville	2,062	18
Lanark	1,396	17
Leeds	1,439	19

(Concluded on the next page.)

Appendix Table 3.—concluded

County	Average land and building value[a]	Proportion of total farmland rented
	dollars	percent
Lennox & Addington	1,398	22
Ottawa-Carleton	3,572	26
Prescott	2,378	20
Renfrew	1,106	13
Russell	2,565	19
Stormont	2,258	17
TOTAL	1,963	19
PROVINCE	4,189	24

[a]Value of land and buildings as reported in the 1981 Census of Canada Agriculture, Ontario, Catalogue 96-907.

Appendix Table 4.—Farm Operators of All Farmland in Ontario, by Age, 1981[a]

Age, years	Farms	Percent of total
	no.	%
24 & under	2,069	3
25-34	12,600	15
35-44	18,867	23
45-54	21,559	26
55-64	17,547	21
65 & over	9,806	12
Total	82,448	100

[a]From 1981 Census of Agriculture, Ontario, Catalogue No. 96-907.

REFERENCES

Henderson, Philip A. *Fixed and Flexible Cash Rental Arrangements for Your Farm.* Publication 75. Lincoln, Nebraska: University of Nebraska.

Knoblauch, Wayne A. *Land Rental Rates Paid by New York Dairymen and Procedures for Cash Rent Determination.* A.E. Ext. 80-11. Ithaca, New York: Department of Agricultural Economics, Cornell Univesity, March 1980.

Malazdrewics, Ray S. *Land Leasing Agreements.* Technical Services Branch. Winnipeg: Manitoba Agriculture.

MacGregor, C.F. *Guidelines for Farm Rental Agreements.* Publication 378. Toronto: Ontario Ministry of Agriculture and Food.

Reiss, Franklin J. *Landlord and Tenant Shares, 1979.* Aerr 180. Urbana-Champaign: Department of Agricultural Economics, University of Illinois, August, 1980.

RECENT PUBLICATIONS FROM THE ECONOMICS BRANCH OF THE ONTARIO MINISTRY OF AGRICULTURE AND FOOD

Agricultural Statistics for Ontario, 1982, by Statistics Section.

The Turkey Industry in Ontario, by A. Contini. Economics Information, July 1981.

The Cost of Establishing a Vineyard in Ontario, by E.D. McKibbon. Economics Information, Aug. 1981.

On-Farm Drying and Storage Costs for Corn, Ontario, 1978 and 1979, by G.A. Fisher. Economics Information, Dec. 1981.

The Economics of Soybean Production in Ontario, 1980, by G.A. Fisher. Economics Information, Dec. 1981.

The Impact of Metric Conversion of Packaging on Fluid Milk Consumption: A Case Study of the Thunder Bay Market, by T. Crozier. Economic Research, Feb. 1982.

Beef Feedlot Cost Study, Southern and Western Ontario, 1981, by F.R. Abraham. Economics Information, July 1982.

A Survey of Custom Farmwork Rates Charged in Ontario, 1982, by G.A. Fisher. Economics Information, Jan. 1983.

The Economics of Producing Flue-Cured Tobacco in Ontario, by G.A. Fisher. Economics Information, Jan. 1983.

Estimated Cost of Growing Potatoes, 1982; and Projections for 1983, by B. Campbell. Economics Information, Jan. 1983.

Potato Packing and Storage Costs 1981-82 Crop Year, by Blair Campbell. Economics Information, Jan. 1983.

Estimated Cost of Growing White Beans, 1982, by Blair Campbell. Economics Information, May 1983.

Apple Production Costs for Standard Size-Controlling Trees, Ontario, 1982, by E.D. McKibbon. Economics Information, July 1983.

Beef Feedlot Cost Study, Southern and Western Ontario, 1982, by F.R. Abraham. Economics Information, July 1983.

Economics of Fresh-Market Tomato, Cabbage, and Cauliflower Production in Ontario, 1982, by G.A. Fisher. Economics Information, Aug. 1983.

Single copies of the above publications are available on request from the Economics Branch, Ontario Ministry of Agriculture and Food, Legislative Buildings, Queen's Park, Toronto, Ontario M7A 1B6.

ISBN 0-7743-8974-5 84-02-01 1M